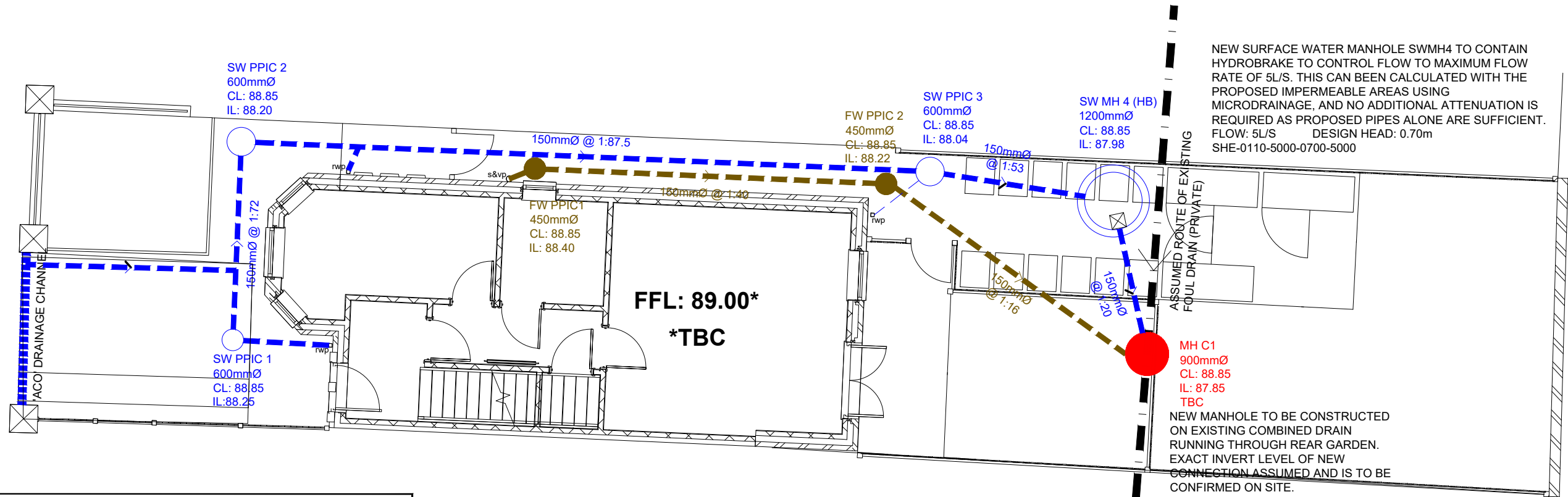




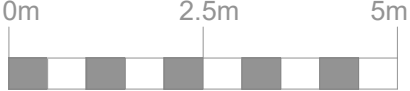
**DESIGN NOTE**
DRIVEWAYS AND HARDSTANDING AREAS TO BE FITTED WITH ACO DRAINAGE CHANNELS TO PREVENT WATER RUN OFF ONTO PUBLIC/ PRIVATE AREAS.

**DESIGN NOTE**
PLOT DRAINAGE TO BE CONSTRUCTED TO BUILDING REGULATIONS DOCUMENT H. 100MMØ PIPES TO BE USED FOR PLOT DRAINAGE UNLESS SPECIFIED OTHERWISE, AND PLOT MANHOLES TO BE 450MMØ IN NON-VEHICULAR AREAS AND 900MMØ IN VEHICULAR AREAS - UNLESS SPECIFIED OTHERWISE. PLOT DRAINAGE SHOWN INDICATIVELY, TO BE ENHANCED AT DETAILED DESIGN STAGE WITH ACCURATE POP UP/ RWP POSITIONS.

**DESIGN NOTE**
CONTRACTOR TO CONFIRM INVERT LEVEL OF EXISTING DRAINAGE IN REAR GARDEN. IF UNABLE, DEVELOPER SHOULD ENGAGE IN CORRESPONDENCE WITH ADJACENT NEIGHBOUR AT NUMBER 1466 ABOUT MAKING A CONNECTION INTO THEIR EXISTING PRIVATE MANHOLE.

INVERT LEVELS MUST BE CONFIRMED TO BE CHECKED AS WORKING, AND DRAIN SHOULD BE DYE TESTED TO ENSURE IT DISCHARGE INTO THE PUBLIC COMBINED SEWER TO AVOID FLOODING ISSUES.

EXISTING DRAINAGE TO 1466 ASHTON OLD RD ASSUMED IL: 87.85M (TBC)



1:50 scale bar

SITE LOCATION
1468 ASHTON OLD ROAD,
OPENSHAW, MANCHESTER.
M11 1HH.
EASTINGS: 389785;
NORTHINGS: 397329.

1. ALL DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS DOCUMENT H & "SEWERS FOR ADOPTION 6TH EDITION" SUPPLEMENT GUIDELINES AND STANDARD DETAILS
2. ALL CLAY PIPE WORK SHALL BE EXTRA STRENGTH CLAYWARE TO B.S EN 295:1991 PART 1
3. ALL PRECAST CONCRETE PIPEWORK SHALL BE TO THE CLASS STATED ON THE DRAWINGS IN ACCORDANCE WITH B.S EN 1916:2002. ALL MANHOLES AND CHAMBERS SHALL BE TO BS EN 1917:2002
4. THE CONTRACTOR MAY ELECT TO USE REINFORCED PVC PIPES AS COVERED BY B.S 4660:2000 & B.S EN 1401-1. STRUCTURED WALL UPVC PIPES TO COMPLY WITH WIS 4-35-01. (BY PRIOR AGREEMENT WITH ADOPTING AUTHORITY) MAX. PIPE LENGTH TO BE 3.0M
5. ALL LEVELS RELATE TO TOPOGRAPHICAL SURVEY DATUM
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS
7. PLOT DRAINAGE CONNECTIONS TO SEWERS MUST BE 150MM DIAMETER AND UNLESS OTHERWISE STATED LAID TO THE INVERT SHOWN.
8. ALL INSPECTION CHAMBERS TO BE 450mm DIAMETER POLYPROPYLENE WITH A MAXIMUM DEPTH OF 1200mm FOR THE STANDARD UNIT & A MAXIMUM DEPTH OF 3000mm WHEN A 350mm REDUCING RING IS USED.
9. ALL PLOT DRAINAGE RUNS TO BE 100mm DIAMETER AT A NOMINAL FALL OF 1:80 UNLESS NOTED OTHERWISE.
10. RODDING EYES AT START OF EACH DRAINAGE RUN.
11. ALLOW FOR 5.0M OF 'ACO' DRAINAGE CHANNEL PER PROPERTY AT HIGHWAY BOUNDARY.
12. SURFACE WATER FROM PLOT PARKING AREAS MUST NOT DISCHARGE ONTO THE HIGHWAY.
13. PLOT DRAINAGE RUNS TO BE KEPT WITHIN THE CURTILAGE OF THE PLOT THEY SERVE WHEREVER POSSIBLE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY EXISTING INVERT LEVELS INDICATED ON DRAWINGS ARE CORRECT BEFORE THE WORKS ARE COMMENCED.
15. ALL CONNECTIONS TO ADOPTABLE SEWERS SHALL BE MANUFACTURED JOINT FILLER. SADDLE CONNECTIONS WILL NOT BE PERMITTED, UNLESS SPECIFIED.
16. ALL SEWERS FOR ADOPTION WITH GREATER THAN 1.20M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE CLASS S GRANULAR BED AND SURROUND.
17. ANY SEWER WITH LESS THAN 1.2M COVER IN ROADS OR 0.9M COVER IN FIELDS SHALL HAVE A MINIMUM OF 150MM ST4 CONCRETE SURROUND. FLEXIBILITY SHALL BE MAINTAINED BY THE PROVISION OF FLEXCELL OR SIMILAR APPROVED JOINT FILLER BREAKS IN THE CONCRETE SURROUND AT EACH PIPE JOINT.
18. IT IS THE RESPONSIBILITY FOR THE CONTRACTOR TO CHECK ALL ONSITE EXISTING GROUND LEVELS PRIOR TO COMMENCING AND IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR MUST REPORT TO THE ENGINEER IMMEDIATELY
19. CONTRACTOR TO CONFIRM THE COVER LEVEL, INVERT LEVEL & MANHOLE SIZE FOR THE EXISTING MANHOLE PRIOR TO CONTRACT START DATE.
20. ALL DRAINAGE SHOWN IN THIS DRAWING IS BASED ON ESTIMATES AND IS ALL SUBJECT TO A FURTHER DETAILED DESIGN STAGE AND IS SUBJECT TO CHANGE.

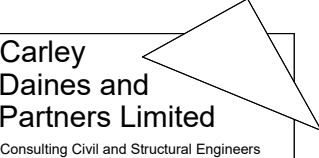
DRAINAGE LEGEND:

- PROPOSED PRIVATE SW DRAIN
- PROPOSED PRIVATE SW MANHOLE
- PROPOSED PRIVATE FW DRAIN
- PROPOSED PRIVATE FW MANHOLE
- PROPOSED PRIVATE COMBINED DRAIN
- PROPOSED PRIVATE COMBINED MANHOLE

A	14/01/25	DRAWING ENHANCED WITH ACCURATE LEVELS AND DETAILED DRAINAGE.
REV.	DATE	DESCRIPTION

CLIENT

MOSSCARE ST VINCENTS



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TITLE

1468 ASHTON OLD ROAD,
OPENSHAW

PROPOSED
DRAINAGE LAYOUT

Drawn	M.HOLE	Checked	A.MULLIGAN
Date	DECEMBER 2023	Date	DECEMBER 2023

Scale 1:50

Drawing No.	23-B-13881/200	A
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